

LOT
64

119 Picton Road, Wavertree, Liverpool L15 4LF

COMMERCIAL INVESTMENT

***GUIDE PRICE £80,000+**



A three storey middle terraced mixed use property consisting of a ground floor retail unit together with two one-bedroomed flats above. The ground floor retail unit is currently let by way of a Periodic Tenancy trading as "The Mens Room" at a rental of £5040.00 per annum. The two flats are both currently let by way of Assured Shorthold Tenancies producing £7,800.00 per annum. The property benefits from double glazing and central heating. The total annual rental income being in excess of £12,850.



Not to scale. For identification purposes only

Situated Fronting Picton Road at its junction with Rathbone Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre and walking distance to Picton Sports Centre and the Mystery Park.

Ground Floor

Main sales area, rear room, kitchen, WC

First Floor

Flat 1 Living Room, Kitchen, Bedroom, Bathroom/WC

Second floor

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Yard to the rear.